



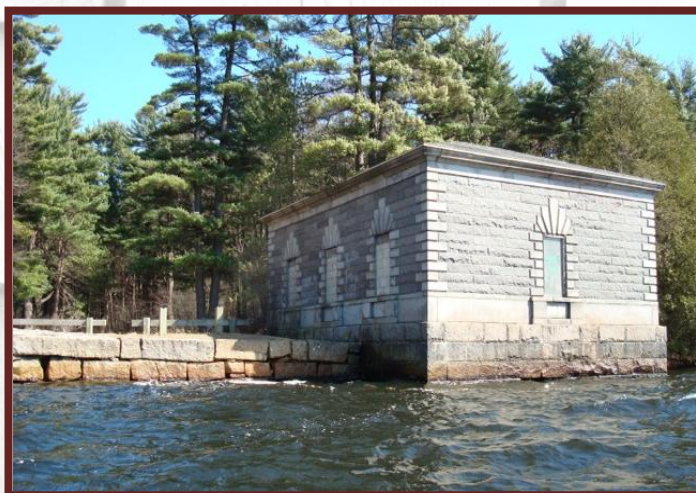
Historic
Curatorship
Program

December 2015

Request for Expressions of Interest in Unique Work-For-Lease Opportunity at Multiple Historic Properties



Farmhouse and Barn, Lake Wyola State Park, Shutesbury



Gatehouse, Lake Cochituate State Park, Wayland



Officer's Quarters, Ft. Revere, Hull



*Superintendent's House, Mt. Wachusett State Reservation,
Princeton*

Responses Due: Wednesday, March 9, 2016



The **Department of Conservation and Recreation** is steward of one of the largest state parks systems in the country. Its over 450,000 acres is made up of forests, parks, greenways, historic sites and landscapes, seashores, lakes, ponds, reservoirs and watersheds. DCR's mission statement is:

*To protect, promote and enhance our common
wealth of natural, cultural and recreational
resources for the well-being of all*

Contact Us:

Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston, MA 02114-2104

DCR Main Phone: 617-626-1250
Email: mass.parks@state.ma.us

Commonwealth of Massachusetts
Charles D. Baker, *Governor*

Executive Office of Energy & Environmental Affairs
Matthew A. Beaton, *Secretary*

Department of Conservation & Recreation
Leo Pierre Roy, *Commissioner*

DCR Operations
Matthew R. Sisk, *Deputy Commissioner*

Division of Planning & Engineering
Norman J. Orrall, *Chief*

Bureau of Planning, Design and Resource Protection
Patrice Kish, *Acting Director*

Historic Curatorship Program
Kevin Allen, *Program Manager*
Peter Seweryn, *Project Manager*

INTRODUCTION

The Massachusetts Department of Conservation and Recreation's (DCR) is pleased to release a **Request for Expressions of Interest** for the rehabilitation, management and maintenance of the following properties through DCR's **Historic Curatorship Program**:

- Superintendent's House, Mt. Wachusett State Reservation, Princeton
- Officer's Quarters, Ft. Revere, Hull
- Farmhouse and Barn, Lake Wyola State Park, Shutesbury
- Gatehouse, Lake Cochituate State Park, Wayland

The purpose of this document is to identify parties interested in the unique opportunity to write the next chapters in the long and rich history of these historically significant properties.

The **Historic Curatorship Program** is a national model and has helped DCR preserve many of its underutilized but historically significant properties by partnering with outside parties who exchange rehabilitation, management and maintenance services for credit towards a long term lease. Curators are selected through an open and competitive process and work must be performed according to the Secretary of the Interior's Standards for Historic Rehabilitation.

This group of properties reflects the wide range of building types and styles that have been preserved through the program for many different types of reuses. Those reuses include residential, youth and health oriented non-profits, for-profit hospitality, museum, and artist lofts. In preserving these valuable but threatened historic resources, Curators not only assist DCR in fulfilling its mission "To protect, promote and enhance our common wealth of natural, cultural and recreational resources for the well-being of all," it injects new life into long forgotten landmarks, and often introduce new programs and services to park visitors.

The purpose of these RFEIs is to:

- Present the opportunity provided by the Historic Curatorship Program
- Stimulate interest from potential public-private partners
- Identify development concerns, challenges and questions from potential Curators
- Assist in the development of a formal Request for Proposals (RFP)

Expressions of Interest will be accepted for one or multiple properties. If DCR receives substantial interest in any of these properties, they may choose to release a formal Request for Proposals. Interested parties will have the opportunity to further inspect the properties, including the interiors if and when a Request for Proposals is issued.

*This document is a general description and call for interest and **not a request for formal proposals**. Any party with a creative and compatible idea for the rehabilitation, management and long term maintenance of any of the properties is encouraged to respond to this RFEI. Submission of an Expression of Interest will not be a prerequisite for submitting a formal proposal, nor will DCR consider information submitted at this time to be binding on the respondent. This Request does not require DCR to release a subsequent Request for Proposals for any of the properties.*

Historic Curatorship Program

Since 1994, DCR's Historic Curatorship Program has preserved 19 of its unused historic properties and leveraged over \$16 million in outside investment

Within the Commonwealth's 450,000 acres of State and Urban Parks are a number of unused, historically significant buildings. Over time, these properties have fallen prey to the elements and vandalism. The **Historic Curatorship Program** was established in to preserve these properties through a unique public-private partnership.



Glendledge Cottage, Halibut Point State Park, Rockport, Before and After



House tour, Barton House, F. Gilbert Hills State Park, Foxboro

Through the program, DCR partners with a Curator who agrees to rehabilitate, manage and maintain a historic property in return for a long-term lease. As a result, DCR secures the long-term preservation of threatened historic sites and Curators exchange their hard work and unique skills for the opportunity to live or work in a one-of-a-kind location. Curatorship properties are preserved through a wide range of reuses - residential, non-profit, for profit, hospitality and museums.

Curators are selected through an open and competitive process and proposed reuses must be compatible with the historic and natural character of the park or forest. Proposals are evaluated according to the experience of the applicant, the quality of the reuse plan, proof of sufficient resources to undertake the project, and level of public benefit beyond providing biannual public access. Average lease terms range from 20 to 30 years.



Bradley Palmer Mansion (Willowdale Estate), Bradley Palmer State Park, Topsfield



**Horseneck Point Lifesaving Station, Horseneck Beach State Reservation, Westport,
Before and After**

PROBLEM: Dozens and dozens of unused state-owned historic properties sit under-used and under-maintained

SOLUTION: 1994 - State creates program that allows outside parties to rehabilitate, manage and maintain these invaluable resources in return for a long term lease

OPPORTUNITY: Curators contribute their investment, skills, and hard work and live or work in a one of a kind property in a one of a kind location.

RESULT: Eyesores and liabilities transformed into valuable assets that complement or enhance the visitor experience at little cost to the citizens of the Commonwealth

PROGRAM BY THE NUMBERS

61 - Properties eligible under legislation

21 - Properties under Agreement:

11: residential

3: non-profit

3: municipality in partnership
w/non-profit

4: for-profit

OUTSIDE INVESTMENT

\$14,368,597: Actual invested to date

\$16,548,626: Leveraged over lease terms

\$7 of outside investment for every
\$1 invested by DCR



**Visitors enjoy a meal at Bascom Lodge, Mt. Greylock
State Reservation, Adams**

For more information on the program, please
contact: HCP.Requests@state.ma.us

or VISIT: tinyurl.com/ma-curators



**Volunteers help raise a timber frame addition to
the Wilbur House, Borderland State**

SUBMISSION REQUIREMENTS

The Commonwealth invites all parties to respond to this Request for Expressions of Interest by submitting a brief narrative of the proposed reuse concept, a statement of qualifications and a brief outline of the feasibility of the proposed project. Respondents can submit responses for one or more properties (please provide a separate submission for each property). Each response should not exceed three (3) pages. Specifically, the Expression of Interest should include the following:

- 1) Cover letter with contact information
- 2) Reuse Concept
 - Briefly describe the proposed reuse concept
 - Describe the public benefits of the proposed reuse
 - Describe the preferred boundaries of a potential lease area
- 3) Qualifications
 - Describe your role in the project
 - Provide a statement of qualifications and experience in the rehabilitation, management and maintenance of historic buildings
- 4) Feasibility
 - Describe in general terms the anticipated funding sources
 - Describe potential obstacles and barriers to success
 - Include key questions and pertinent information that would be needed in order to develop a proposal
 - Describe any additional information that could be provided by DCR to assist in the preparation of a proposal

Responses are due: Wednesday, March 9, 2016 by 3 pm

Submissions should be mailed to:
Kevin Allen, Program Manager
Office of Cultural Resources
Department of Conservation and Recreation
7th Floor
251 Causeway Street, Boston, MA 02114-2119

Or e-mailed to:
HCP.Requests@state.ma.us
Emailed responses will be accepted if under 5 MB.

Responses to the RFEI are public documents and will be utilized by DCR to develop the Request for Proposals (RFP) for the property. Respondents understand that information provided may be

used in whole or in part by the Commonwealth. Response to this RFEI does not legally bind the respondent to the Historic Curatorship Program or DCR in any way. Conversely, response to the RFEI is not a prerequisite for submission of a proposal through the RFP process. The Commonwealth and DCR appreciate your interest in this exciting potential partnership and welcome your comments.

All respondents to this RFEI will receive a copy of a Request for Proposals, if released, unless DCR is notified otherwise.

If you are not submitting a response to this request but would like to be on the notification list please send your contact information to the mailing address above or to HCP.Requests@state.ma.us.

FARMHOUSE AND BARN, Lake Wyola State Park, Shutesbury

The Lake Wyola Farmhouse consists of three sections: the original structure is a late eighteenth-century Federal house built circa 1785; the middle section was added in the early nineteenth century, and the right hand section was added circa 1840. The house and barn have served many functions over the past three centuries, from a 18th and 19th century farmhouse, to a tavern and inn during the second half of the 19th century, to a popular vacation resort in the 20th century.

When the Farmhouse was converted into a resort by the Bennett Family in the early-mid 20th century, the first floor was converted to a dining room, kitchen, parlor and bar, while the second story was divided into nine guest rooms and a dance hall. Most of the original historical finishes in the interior of the building have been lost from decades of rehabilitation. The timber frame barn retains its early to mid-nineteenth century appearance, highlighted by its unique timber truss system, sliding door with transom and distinctive cupola. The property also includes a small one room cabin.

Square Footage

- Farmhouse - 5,818 square feet
- Barn - 2,100 square feet

Sanitary system

Title V compliant septic system for bathhouse was built to accommodate the house (9 bedrooms). Connection status is not known.

Plumbing System

DCR-maintained public water supply in good condition.

Electric System

Existing 200 amp service, but will require entirely new wiring and appliances

Roof

The slate roof of both buildings is in fair to good condition

Structure

The structural integrity of both buildings is fair to good, although removal of interior finishes is required to fully analyze framing condition.



Interior Elements

Most of the historic finishes inside the building have been lost, with the exception of the bar and dance hall, which retain their mid-20th century appearance.

Exterior elements

The exterior of the house and barn will need to be scraped, painted and will require some clapboard repair. All of the windows are in poor condition and will need to be restored or replaced with appropriate sash. In 2014, DCR removed and rebuilt the front porches, which had been severely deteriorated and damaged by a fallen tree.

REHABILITATION COST ESTIMATES (2012)

These costs represent work required to rehabilitate the building according to state wage rates, assuming inn / bed and breakfast reuse. Most Curators are able to leverage sweat equity towards rehabilitation costs.

Plumbing	\$88,250.00
HVAC systems	\$76,950.00
Electrical systems	\$42,746.00
Structural	\$50,970.00
Exterior elements	\$46,125.00
Interior Elements	\$91,718.00
Barn structural repair	\$6,950.00
Overhead/contingency	\$222,039.95
Total	\$625,748.95

REUSE CONSIDERATIONS

- DCR operates and maintains the swimming area at Lake Wyola State Park. Any reuse will have to be compatible with this public use.
- Any potential Curator will have to allow DCR access to the water supply and septic controls which are currently located in the basement of the Farmhouse. DCR would most likely continue to have responsibility for the management of the public water supply.
- The property is located within a village community eager to see the property preserved and reactivated. Any reuse of the property will be compatible with the surrounding residential neighborhood.
- DCR currently uses the barn and cabin for storage. Depending on response to this RFEI, DCR may choose to retain usage of some of the buildings.



SUPERINTENDENT'S HOUSE, Mt. Wachusett State Reservation, Princeton

The Superintendent's House (also known as the Vickery House) at Mt. Wachusett State Reservation is one of the first buildings built by the fledgeling state park system in 1903. The one and one-half story Dutch Colonial / Shingle style house was built as the residence and offices of the first Superintendent for the Reservation, Guy Chase. It includes a full basement with a concrete floor and mortared fieldstone walls, a first floor with six rooms, half-bathroom and a second floor with six bedrooms and one bathroom. While severely deteriorated, the building retains a number of original features, including built in cabinets and benches, field stone fireplace and pocket doors. The house is located in a quiet section of the reservation in the shadow of Mt. Wachusett, facing east towards Boston. It is set back from Mountain Road, separated by a dry stone wall and a row of planted trees.

BUILDING STATISTICS

Square Footage

Approx. 4,000 square feet of useable space.

Sanitary system

Title V compliant septic system constructed in late 1990s. Not tested recently, but presumed to be functional. Will require testing before use.

Plumbing System

The house is fed by a well and pump which was installed in the late 1990s. The water and pump mechanical system will need to be tested before it can be used.

Electric System

Existing 200 amp service, but will require entirely new wiring and appliances

Roof

DCR will replace the roof and damaged framing in Spring 2016

Structure

The structure is in stable condition following recent replacement of damaged framing and subflooring. Additional framing work will be required. The basement slab and foundation will also require repair. DCR has prepared plans and specifications for this work.



Interior Elements

The plaster in approximately half the building has been removed in order to assess the structural deficiencies. The interior spaces retain most of its original trim, flooring and doors.

Exterior elements

The exterior clapboard siding, wood shingles and wood trim are in poor condition and will need to be repaired / replaced with like materials and repainted. Most of the windows are in fair to poor condition.

REHABILITATION COST ESTIMATES (2013)

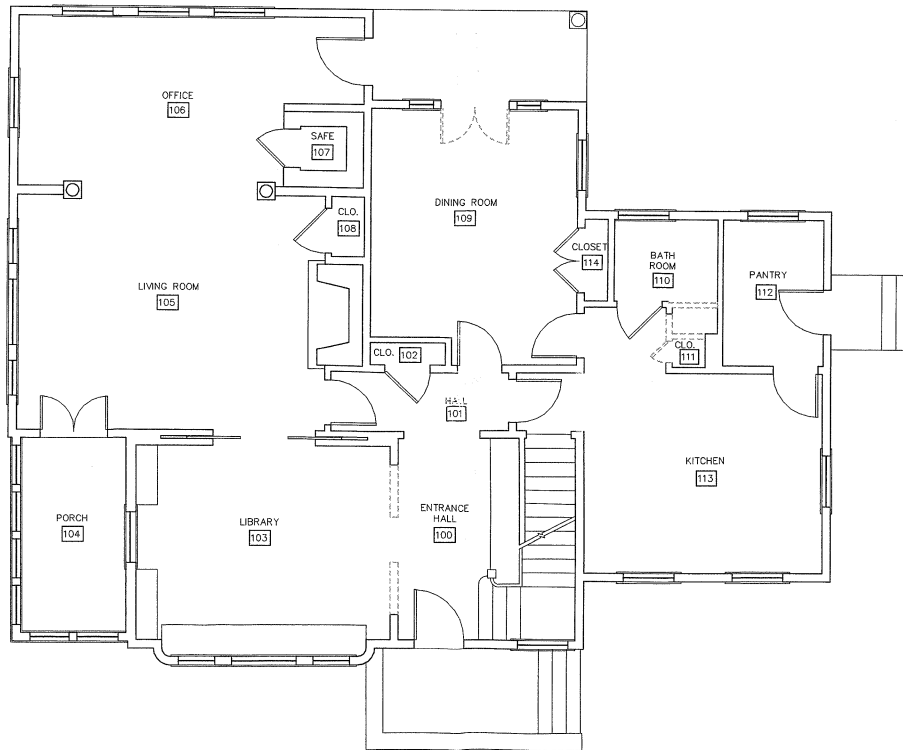
These costs represent work required to rehabilitate the building according to state wage rates. Most Curators are able to leverage sweat equity towards rehabilitation costs. Costs were calculated for two potential reuse categories – Educational facility and Residential.

	educational facility	residential reuse
Demolition	\$18,150	\$9,680
Plumbing	\$49,610	\$31,460
HVAC	\$70,180	\$38,720
Electrical	\$49,852	\$27,467
Structural Systems	\$55,660	\$32,670
Exterior Elements	\$127,050	\$94,380
Interior Elements	\$135,520	\$113,740
Landscape Elements	\$33,880	\$21,780
Total	\$539,902	\$369,897

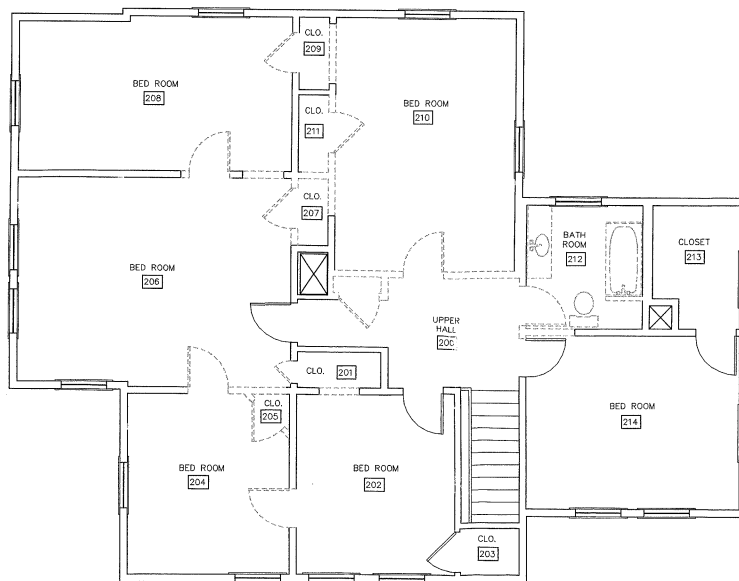
REUSE CONSIDERATIONS

- The house has been abated of all known and identified asbestos containing materials.
- Significant structural rehabilitation of the building's framing members was performed by DCR in 2015. Plans and specifications for required masonry repair, drainage system, and roof repair were prepared in 2015.
- A garage is adjacent to the house and has been recently rehabilitated for use as classroom space. The garage does not contain a bathroom, but has a 100 amp electrical panel and a 6 panel solar system. Any future lease area may or may not include the garage. At the least, DCR would look to retain periodic access to this building for educational programs.





1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

Officer's Quarters, Ft. Revere State Park, Hull

The 1903 Officer's Quarters at Ft. Revere is an intact example of standardized housing built for military personell at the turn of the century. Ft. Revere served as a military base from the Revolutionary period to the mid-20th Century. The building and much of the concrete bastions of Ft. Revere were built as part of an aggressive coastal defense program referred to as the Endicott Period which lasted from 1885 to 1905. The building is divided into two identical residences, and much of the interior details have been retained. While there have been a number of changes to the exterior, including replacement windows, the installation of shingles over the original clapboard, inappropriate renovation of the porch, the house retains its historic character.



BUILDING STATISTICS

Square Footage

1st Floor (square feet): 1,970; 2nd Floor 1,970; Basement 1,970
Total 5,910 square feet

Sanitary system

Connected to municipal sewer

Plumbing System

Fair to good condition

Electric System

Good condition

Heating Systems

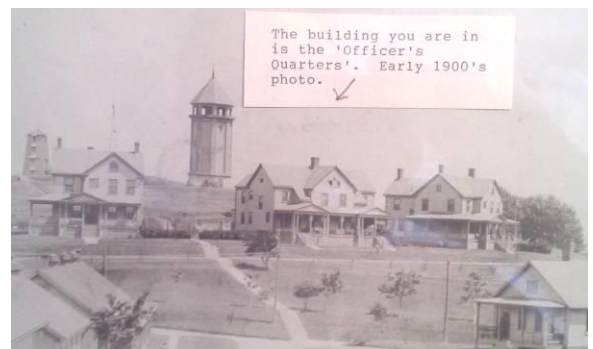
Oil fired steam heat furnace: good condition

Roof

The main building slate roof is in good condition, although the cornice and wooden gutter system will require significant repair. The porch roof is in fair to poor condition.

Structure

Besides damage to the front and rear porches, the structure of the house is in fair condition. DCR will replace the porch structure in Spring 2016. Additional work will be required to restore the porch to its historic appearance and, if necessary for



reuse, amend it to comply with any required handicapped accessibility requirements.

Interior Elements

Most of the interior elements, including plaster, flooring, trim, doors and fireplace mantels, are in good to fair condition.

Exterior elements

The exterior is clad in cedar shingles over the original clapboard. The shingles are in poor condition, and the preferred treatment is to remove them and restore the clapboards underneath. Original windows have been replaced and some decorative windows have been removed. Wood gutters which have been covered will need to be repaired.

REHABILITATION COST ESTIMATES-2014

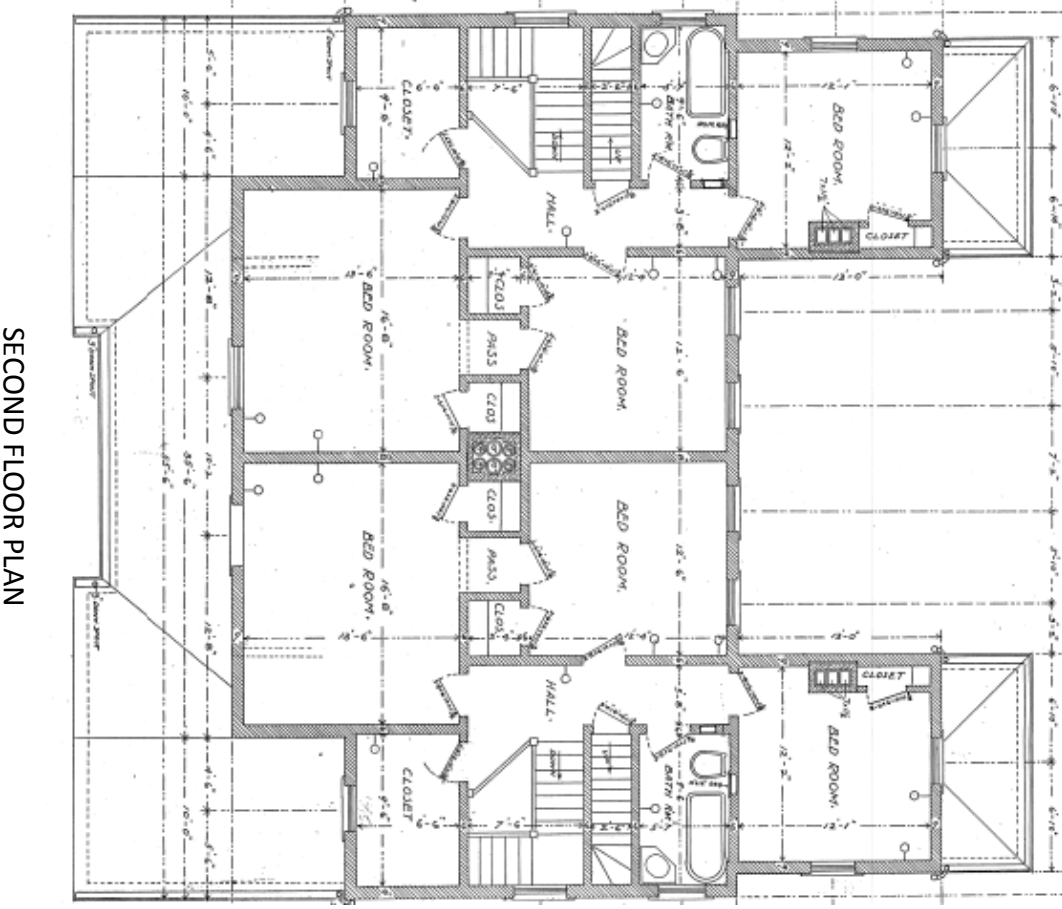
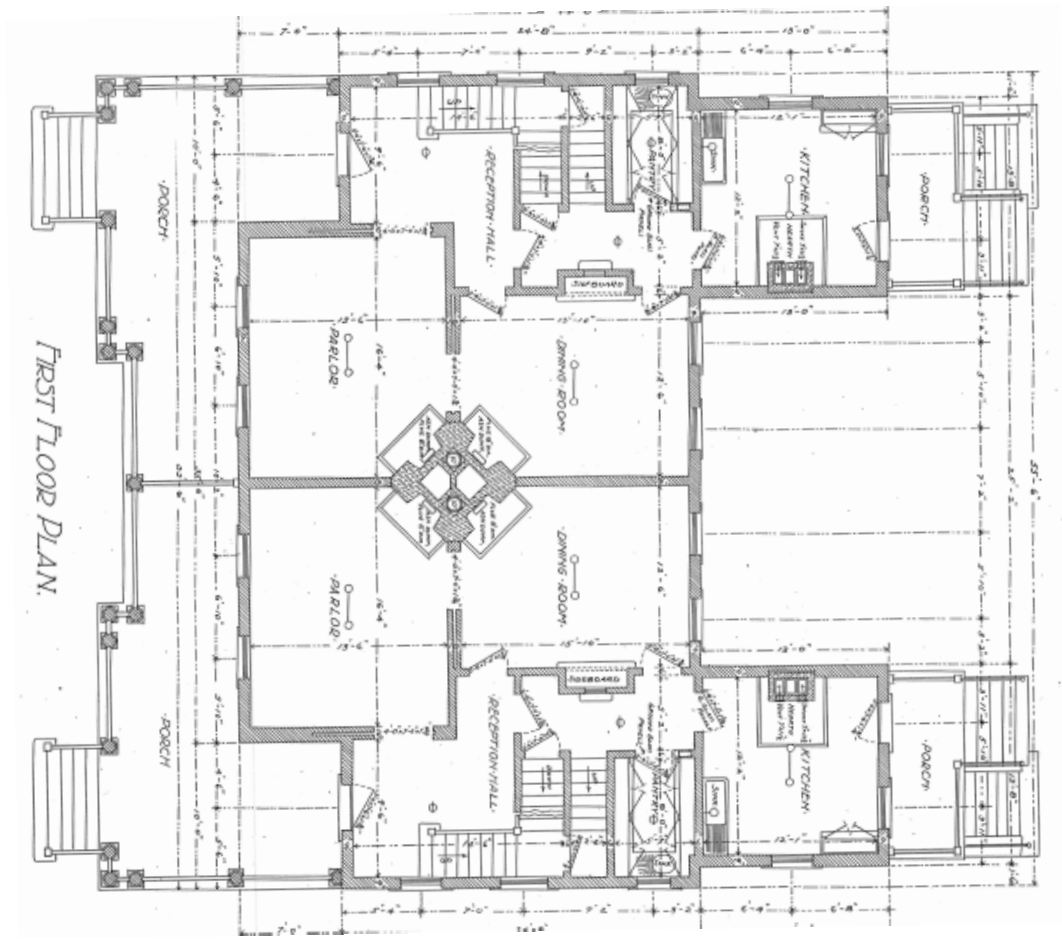
These costs represent work required to rehabilitate the building according to prevailing wage rates, assuming a guest house / bed and breakfast reuse. Most Curators are able to leverage sweat equity towards rehabilitation costs.

Priority 1 - Address Porches and Eave deterioration	\$214,524
Priority 2 - Weather envelope	\$64,147
Priority 3 - Historic Stabilization	\$146,625
Priority 4 - Historic Restoration	\$102,399
Total	\$527,695

REUSE CONSIDERATIONS

- Part of the building has recently been used as a museum telling the history of the fort and the building. DCR would encourage a reuse that allowed the public periodic access to at least part of the building for educational purposes.





GATEHOUSE, Lake Cochituate State Park, Wayland

The Gatehouse at Lake Cochituate is significant in its role as the starting point for Boston's revolutionary water supply system. Built between 1846-1848, the granite building served as the intake for the city's waterworks, which supplied water from Lake Cochituate via the Cochituate Aqueduct and ultimately the city of Boston. It was abandoned in 1947 as the Quabbin Reservoir replaced earlier water sources for Boston and the building and land were transferred to the state park system. Shortly after, Lake Cochituate State Park was founded. The Gatehouse is located on the east bank of the park's North Pond across Route 30 from the park's main entrance and parking lot. Due to the limited reuse options for the building and the likely seasonal operation, DCR may consider a shorter term agreement over a long term lease through the Historic Curatorship Program.

BUILDING STATISTICS

Square Footage

Approx. 1,000 sq. ft. w/ 600 sq. ft. of usable space on 1 story.

Sanitary system

None, and none anticipated. Portable toilets are currently used at the site during the late spring – summer – early fall.

Plumbing System

None, and none anticipated

Electric System

No service. Closest power line 500 ft. away on Route 30

Roof

The roof structure has been recently repaired and re-shingled.

Structure

The masonry structure is in good condition, though the below water foundation masonry will require substantial repair. DCR is currently preparing plans and specifications for this project, although funding has not yet been identified for the work.

Interior Elements

A failing interior brick wall and the tongue-and-groove wood ceiling will need to be removed and rebuilt. Most of the interior space is dominated by the access to the aqueduct and is not currently safe for public access.



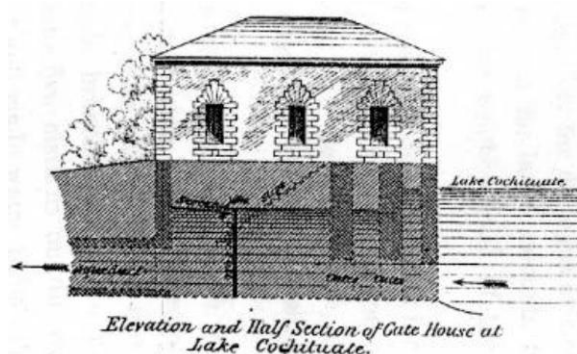
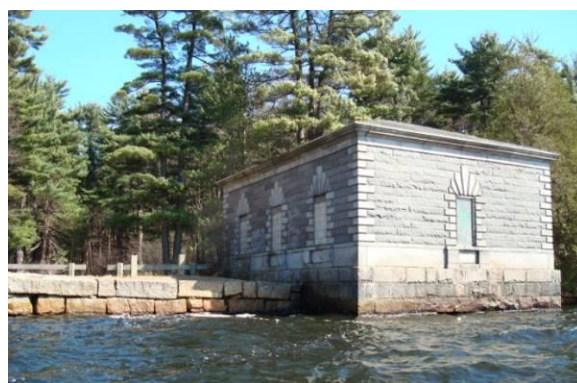
Exterior elements

The exterior masonry is in relatively good condition. The original windows no longer exist, and the openings have been sealed with concrete block.

REHABILITATION COST ESTIMATES (2013)

These costs represent work required to rehabilitate the building for public access, using state prevailing wage rates. Most Curators are leverage sweat equity towards rehabilitation costs.

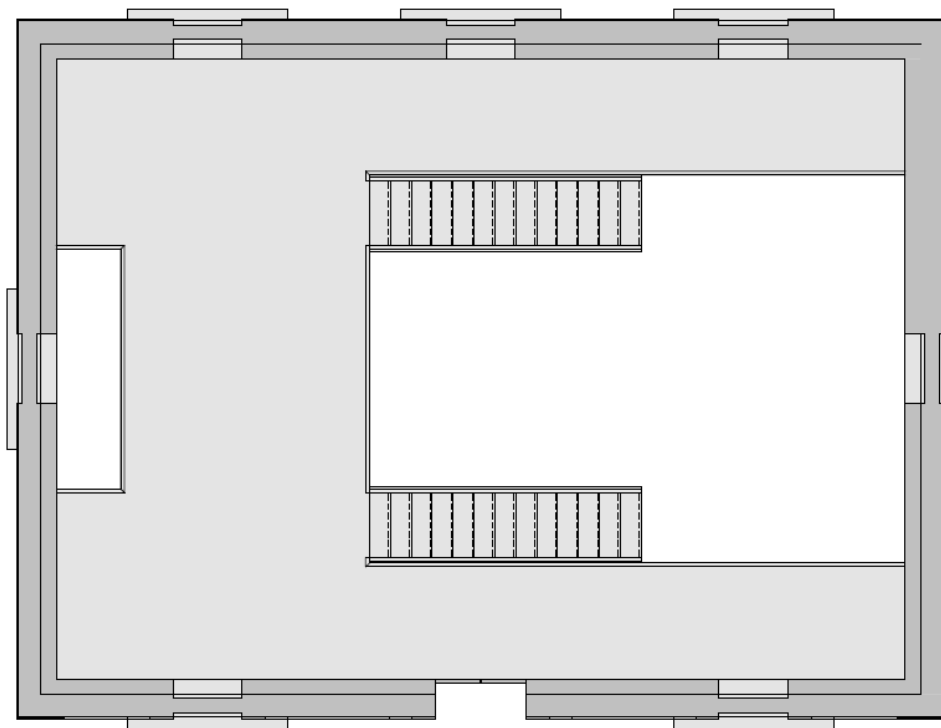
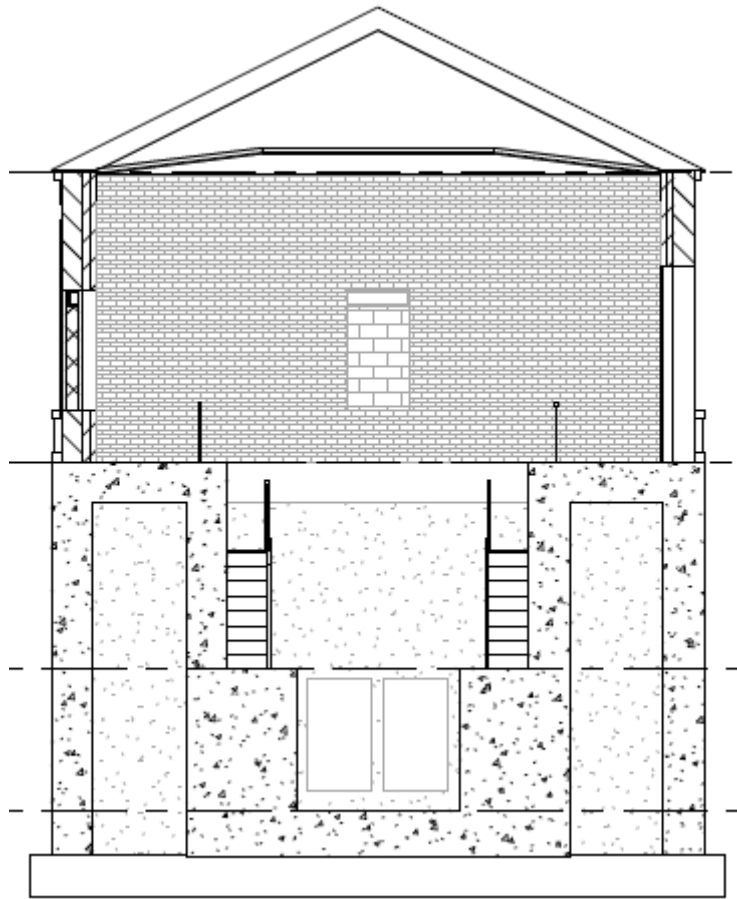
	Stabilization (safe for occupancy)	Full restoration (including windows & interior finishes)
Existing Conditions	\$2,500	\$2,500
Masonry	\$11,800	\$196,800
Metalwork	\$20,500	\$30,250
Woodwork		\$30,000
Openings	\$12,100	\$67,400
Finishes	\$21,900	\$16,500
Exterior Improvements	\$3,200	\$3,200
SUBTOTAL	\$132,000	\$346,650
w/ markups	\$183,600	\$568,983
w/contingencies	\$244,260	\$756,883



REUSE CONSIDERATIONS

- DCR has prepared plans and specifications for the below water foundation repair work. DCR anticipates that a future partner would be responsible for all rehabilitation work on the building above the foundation.
- The building is located adjacent to a drive-in boat ramp. A boat concession currently operates at the main entrance to the park at the Middle Lake. Small motorless boat rentals have been identified as a desirable reuse by park advocacy groups and users, and the installation of a dock by a future Curator may be considered. This will likely require improvements to the retaining wall and parking area.
- Any reuse of the building is anticipated to be seasonal, since any heating and cooling infrastructure would have an adverse impact on the historic building.
- Any future partner will be required to work with DCR to design and install interpretive panels at the site.
- A series of regional trails connecting the paths of the original water system are being developed. Any reuse of the property should allow for use of the area as a potential trailhead.





Historic Curatorship Program

Frequently Asked Questions

What is the Historic Curatorship Program?

Within the thousands of acres of the Commonwealth's Forests and Parks are many historically significant buildings with great potential for adaptive reuse. Without direct public funding, these mansions, houses and cottages have fallen prey to the elements and vandalism. Under the Historic Curatorship Program, DCR enters into a long term lease with a Curator who pays rent in the form of services, specifically the rehabilitation and maintenance of the property. The reuse of these significant properties must be compatible with the surrounding community while enhancing the visitor's experience of the public park.

Why Become a Curator?

- Curators have the opportunity to live and/or work in a unique natural setting, often surrounded by acres of undeveloped property.
- Curators with the requisite skills and experience can leverage the value of their "sweat equity" towards rehabilitation costs.
- Curators are part of a one-of-a-kind community and contribute to the preservation of the Commonwealth's rich history.

Is a Curatorship *really* "rent free"?

According to the Historic Curatorship Program's Enabling Legislation, (Section 44, Chapter 85, Acts of 1994 (amended)) DCR must establish a *Fair Market Rent* value for the lease. The Fair Market Rent is determined through a number of methods, including third party appraisals and publically maintained rent indices. Work on the property is then deducted from this rent amount. In most cases, Curators will accrue much of the rent for the term in the first three to five years.

No cash rent is collected during the base lease term as long as the Curator continues to fulfill the obligations under the lease and the Work Plan.

Which properties are eligible for the program?

DCR's Curatorship Program includes properties within the State Park system that have been approved for long term lease through the Historic Curatorship Program by the State Legislature. Properties were selected based on a number of criteria, including its historic / architectural significance, present condition, DCR reuse potential and potential public interest.

New properties can be added through additional amendments, but they require a 2/3 approval of the Legislature. While a number of properties are eligible for the Curatorship Program, unsolicited applications are not accepted.

How do I become a Curator?

Based on a number of factors, including historic significance, level of threat, and public interest, DCR issues Requests for Proposals (RFP) for one or more eligible properties at a time. The RFP describes the submission requirements and provides detailed information on the property, including a conditions assessment and cost estimates. Interested parties respond to the RFP by submitting a proposal for competitive review by DCR. Successful proposals outline a viable reuse concept, public benefit, rehabilitation approach and implementation schedule and demonstrate relevant experience and sound financial qualifications for tenancy. Submission deadlines are usually 6-8 weeks after the release of the RFP and an open house is held for interested parties to examine the interior of the property. Check the website for notices for new RFPs.

What are the criteria for selecting a Curator?

Selection criteria include:

- Quality of Proposed Reuse
- Impact of Reuse on Park and Surrounding Community
- Impact of Reuse on the Park and Surrounding Neighbors
- Scope and Nature of Public Benefit Element
- Strength of Rehabilitation Plan
- Experience and Qualifications
- Financial Capability
- Overall Proposal Presentation and Organization

How long is a lease term?

The most common lease term is twenty-five to thirty years. Terms must reflect the amount of work required for rehabilitation, management and maintenance in relation to the determined Fair Market Rent, which is determined based on current Fair Market Rents as established by the U.S. Department of Housing and Urban Development. An applicant may propose an alternative term if there is a justification for a longer lease.

What types of reuses are possible?

Reuse proposals are judged on their compatibility with the historic property as well as with the context of the park and surrounding community. While many of the current Curators occupy their properties as residences, other Curatorships include a wedding and events center, an artist loft complex and non-profits. DCR encourages reuse ideas that first and foremost provide for the preservation and maintenance of the historic resource and discourages any reuse that could potentially add to DCR's management responsibilities for the park.

What are the financial requirements of a Curator?

The Building Conditions Assessment is the basis for determining the approximate cost of rehabilitating a property. Cash, or sweat-equity, the non-monetary investment of time and labor, are both accepted methods of capital investment and credit towards rent. When submitting a proposal, a confidential statement of financial capacity is required. This should demonstrate the Proponent's ability to carry out the rehab and future maintenance. A statement describing the expected project costs and the anticipated sources of permanent financing and working capital is also required. Costs should reflect capital investment, as well as the value of any sweat-equity and other confirmed in-kind donation of services.

Do I have to pay property tax on the Curatorship property?

The Curator is responsible for paying all applicable taxes and fees which may be associated with the property for the duration of the lease. It is up to the individual city/town in which the property is located to determine whether it will collect taxes. While most cities and towns currently do not levy property taxes on Curatorship properties, DCR cannot guarantee that they will not choose to do so in the future.

What type of insurance do I have to take out on the property?

The Curator is responsible for maintaining in full force sufficient fire and casualty insurance to cover costs of rehabilitating any partial damage or destruction of the property. Comprehensive liability insurance must also be maintained for all activities allowed under the lease. Most Curators also carry personal property insurance on those items not secured to the property. In the case of a partial loss by fire or other damage, the Curator has the option to apply insurance proceeds towards rebuilding. In the case of a total loss, DCR reserves the right to determine whether rebuilding is in the best interest of the program.

What will happen if the Curator is unable to fulfill the requirements of the lease?

DCR understands that a Curator's life is subject to unforeseen changes which may prevent them from continuing with the Curatorship of a property. In this situation each case will be reviewed on an individual basis with DCR reserving decision making authority. The Curator, however, should not anticipate reimbursement for restoration work already performed on the property under any circumstances. DCR also has the right to terminate the lease if the Curator fails to comply with the terms and conditions of the lease agreement, abandons the premises, or declares bankruptcy. Curators may be liable for the balance of accrued rent minus the value of the investment to that point in the lease term.

What types of changes can I make to the property?

In the application process, the prospective Curator submits a proposed Rehabilitation Plan, based on the guidelines of the RFP. In consultation with DCR and the Massachusetts Historical Commission, the plan will become the framework for the rehabilitation. In the occasion of a proposed change outside the agreed-upon scope of work, projects must be reviewed by DCR in consultation with the Massachusetts Historical Commission to determine whether the change is compatible with the historic character of the property. DCR discourages the construction of new substantial buildings. Minor additions to existing buildings and the addition of accessory outbuildings are more commonly approved alterations. Any new construction, exterior alteration or addition must be reviewed and approved by DCR and the Massachusetts Historical Commission.

Do I have to restore the property right away, or can I phase the work over several years?

The Rehabilitation Plan schedule does not require a Curator to complete all required work in any specific period of time. However, it is expected that life-safety issues and major work, such as structural stabilization, and exterior improvements be performed early in the lease. The efficiency of the implementation schedule is a factor in the Curator selection process. Curators are required to invest the equivalent of the determined Fair Market Rent.

When can I have access to the property? Can I live in the house while restoring it?

Under a Provisional Lessee Designation, the selected Curator is required to perform certain tasks, including securing insurance for the property, beginning any necessary permitting processes and confirming financial information. During this period a lease is negotiated. Prior to the execution of a lease, a Curator may work on the property under a Memorandum of Understanding, issued by DCR. Any investment made before a lease is executed, however, is done at the designated Curator's own risk. Once a lease is executed, Curators can live in the house during restoration as long as the property receives a Certificate of Occupancy from the State Building Inspector.

How often will the property have to be open to the public?

As stated in the enabling legislation for the Historic Curatorship Program, [Section 44, Chapter 85, Acts of 1994 (amended)], the property must be opened to the public no less often than twice each year "for the purpose of providing public access to the historic quality of the property." The timing of opening the property as well the determination of which areas would be open for public viewing will be determined by the Curator and laid out in the work schedule attached to the lease.

What is meant by "public benefit"?

As stated above, the Historic Curatorship Program enabling legislation requires a minimum level of public access to the property. One of the criteria for the selection of a Curator is whether the reuse concept will have any benefit to the public beyond the physical rehabilitation of the property. While the preservation of the property is the first priority for a Curator, public benefit can be a service or activity that is compatible with the site and benefits the park visitors or the surrounding community. Additional public benefit above and beyond the two

required public access events is used by DCR when evaluating proposals with comparable levels of experience and resources. Some creative examples of possible public benefit include:

- Maintaining trails in and around the property
- Coordinating a senior's garden and farm tour
- Sponsoring bi-annual tours of the property
- Partnering with the park on a public event or project (Great Park Pursuit, Park Serve Day, etc)
- Opening a garden to a local group
- Holding a demonstration class highlighting preservation carpentry
- Allowing a local group to use the property meeting/event space